067.A	0002	0017.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	643,200 / 643,200
					USE VALUE:	643,200 / 643,200
					ASSESSED:	643,200 / 643,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
22		ROCKMONT RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SCANNELL JAMES M & SARA O/ TRS
Owner 2:	SCANNELL REVOCABLE TRUST
Owner 3:	
Street 1:	22 ROCKMONT RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SCANNELL JAMES M & SARA O -
Owner 2:	-
Street 1:	22 ROCKMONT ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,426 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1948, having primarily Aluminum Exterior and 1516 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6426.000	213,700	600	428,900	643,200
Total Card	0.148	213,700	600	428,900	643,200
Total Parcel	0.148	213,700	600	428,900	643,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 424.33 | /Parcel: 424.3

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct 128604

GIS Ref

GIS Ref

Insp Date 03/28/09

!5790!

PREVIOUS ASSESSMENT

Parcel ID 067.A-0002-0017.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	213,600	600	6,426.	428,900	643,100	643,100	Year End Roll	12/18/2019
2019	101	FV	193,000	600	6,426.	398,300	591,900	591,900	Year End Roll	1/3/2019
2018	101	FV	193,000	600	6,426.	398,300	591,900	591,900	Year End Roll	12/20/2017
2017	101	FV	193,000	600	6,426.	349,300	542,900	542,900	Year End Roll	1/3/2017
2016	101	FV	193,000	600	6,426.	318,600	512,200	512,200	Year End	1/4/2016
2015	101	FV	188,500	600	6,426.	281,900	471,000	471,000	Year End Roll	12/11/2014
2014	101	FV	188,500	600	6,426.	266,600	455,700	455,700	Year End Roll	12/16/2013
2013	101	FV	188,500	600	6,426.	253,700	442,800	442,800		12/13/2012

PRINT

Date	Time
12/10/20	20:37:50

LAST REV

Date	Time
06/07/18	08:58:41
mmcmakin	
5790	

USER DEFINED

Prior Id # 1:	128604
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SCANNELL JAMES	71064-243	1	5/29/2018	Convenience	1	No	No		
	19623-447		1/1/1989		106,000	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/27/2017	1674	Re-Roof	9,250	C				
4/9/2012	338	Redo Kit	11,000					

ACTIVITY INFORMATION

Date	Result	By	Name
6/7/2012	Info Fm Prmt	MM	Mary M
3/28/2009	Meas/Inspect	201	PATRIOT
11/10/1999	Meas/Inspect	163	PATRIOT
11/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6426		Sq. Ft.	Site		0	70.	0.95	12									428,948						428,900	

Total AC/HA:	0.14752	Total SF/SM:	6426	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	428,948	Spl Credit		Total:	428,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1948	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G13	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:			
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	FA - Fair-Avg	35.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	35.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	1.00999999
Adj $ / SQ:	170.438
Other Features:	84500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	331840
Depreciation:	118135
Depreciated Total:	213705

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1							# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

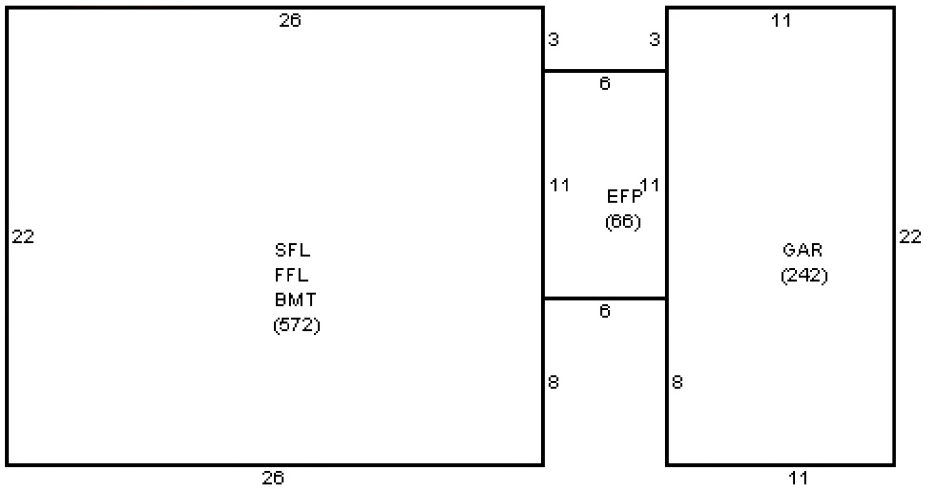
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	170.44
Special Features:	0	Val/Su Net:	105.58
Final Total:	213700	Val/Su SzAd	186.80

SKETCH



SUB AREA

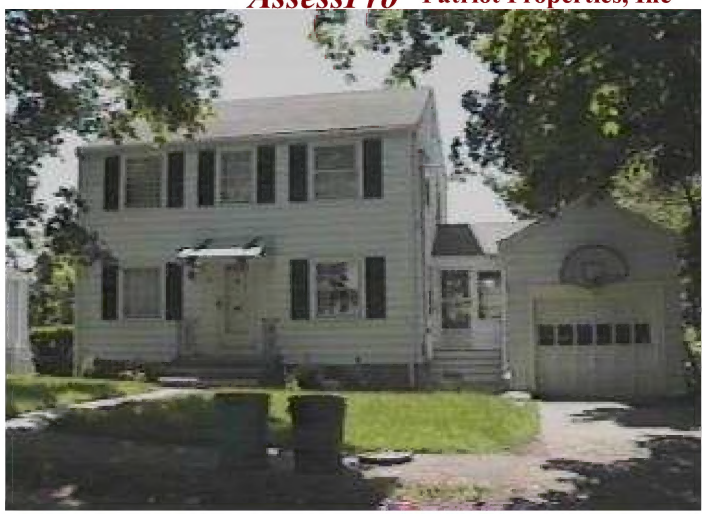
Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	572	72.730	41,604
FFL	First Floor	572	170.440	97,490
SFL	Second Floor	572	170.440	97,490
GAR	Garage	242	25.580	6,191
EFP	Enclos Porch	66	69.160	4,565
	Net Sketched Area:	2,024	Total:	247,340
Size Ad	1144	Gross Are	2024	FinArea 1516

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	65	A	

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 067.A-0002-0017.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	12X12	A	AV	2002	4.85	T	13.6	101			600			600

More:	N	Total Yard Items:	600	Total Special Featues:	Total: 600